

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:) Case No. 21-21712-CMB
Eustace O. Uku,)
Debtor,) Chapter 13
Home Buyers of PGH, LLC,)
Movant,)
vs.) Hearing Date: April 4, 2023 at 1:30 PM
Charles A. Knoll, Jr.,)
Municipality of Penn Hills,) Response Due Date: March 31, 2023
Penn Hills School District,)
County of Allegheny, and)
Ronda J. Winnecour, Chapter 13)
Trustee, and Mellon Bank) Related to Doc. No. 211
Community Development)
Respondents.) Document No.

ORDER OF COURT

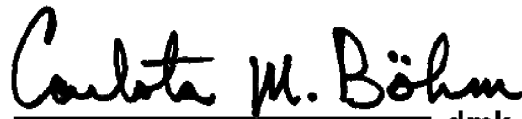
AND NOW, this 12th day of April, 2023, it is **ORDERED, ADJUDGED**, and **DECREED** that the Motion for Reconsideration of Order Permitting Sale of Real Property Free and Clear of All Liens and Encumbrances filed by Home Buyers of PGH, LLC is **DENIED**.

Upon consent of the Parties, **IT IS ORDERED AND DECREED** that Home Buyers of PGH, LLC's rights under the purchase agreement for 8260 Chaske Street are **TERMINATED** and it shall have no other claims against the Debtor.

It is **FURTHER ORDERED** that the Hand Money for the purchase of 8260 Chaske Street shall be forfeited to the Seller and paid to Donald R. Calaiaro as counsel for the Debtor. This Payment shall be in satisfaction of any claims against Home Buyers of PGH, LLC. The Hand Money is currently being held in Debtor's Counsel IOLTA account. Upon the entry of this order, Debtor's Counsel is authorized to release the Hand Money immediately upon the entry of this Order.

It is **FURTHER ORDERED** that the Debtor is authorized to re-list this property at
8260 Chaske Street for sale in accordance with Bankruptcy Rules and procedures.

By the Court,

A handwritten signature in black ink that reads "Carlota M. Böhm". The signature is written in a cursive style with a horizontal line underneath the name.

Judge Carlota M. Böhm ^{dmk}
United States Bankruptcy Judge

FILED
4/12/23 2:14 pm
CLERK
U.S. BANKRUPTCY
COURT - WDP

In re:
Eustace O. Uku
Debtor

Case No. 21-21712-CMB
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Apr 12, 2023

User: auto
Form ID: pdf900

Page 1 of 3
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 14, 2023:

Recip ID	Recipient Name and Address
db	+ Eustace O. Uku, 214 Farmington Road, Pittsburgh, PA 15215-1633

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 14, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 12, 2023 at the address(es) listed below:

Name	Email Address
Allison L. Carr	on behalf of Creditor Dep't of Revenue Office of Attorney General acarr@attorneygeneral.gov
Allison L. Carr	on behalf of Defendant Pennsylvania Department of Revenue acarr@attorneygeneral.gov
Amanda Grant	on behalf of Creditor PNC Bank N.A. agrant@utbf.com
Andrew Kevin Pratt	on behalf of Debtor Eustace O. Uku apratt@c-vlaw.com kmosur@c-vlaw.com;ssimmons@c-vlaw.com;jadam@c-vlaw.com;akpratt.ecf@outlook.com
Andrew Kevin Pratt	on behalf of Defendant Eustace O. Uku apratt@c-vlaw.com kmosur@c-vlaw.com;ssimmons@c-vlaw.com;jadam@c-vlaw.com;akpratt.ecf@outlook.com
Brian Nicholas	

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on behalf of Creditor Deutsche Bank National Trust Company as Indenture Trustee for New Century Home Equity Loan Trust
2004-1 bnicholas@kmlawgroup.com

David M Nernberg

on behalf of Creditor Charles A. Knoll Jr. dmn@nernberg.com

David M Nernberg

on behalf of Defendant Charles A. Knoll Jr. dmn@nernberg.com

David M Nernberg

on behalf of Plaintiff Charles A. Knoll Jr. dmn@nernberg.com

David W. Raphael

on behalf of Defendant First National Bank of PA raphaeld@fnb-corp.com

David Z. Valencik

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om;eballa@c-vlaw.com

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on behalf of Creditor Clairton City School District jhunt@grblaw.com

Jennifer L. Cerce

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Kristen Wetzel Ladd

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Mitchel Zemel

on behalf of Interested Party Home Buyers of PGH zemel@zemellaw.com

Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

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S. James Wallace

on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com Equitablebankruptcy@peoples-gas.com

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TOTAL: 28